

## COMMUNITY DEVELOPMENT DEPARTMENT

June 11, 2020

## NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a meeting on July 14, 2020 at 7:00 p.m. via a virtual meeting. The public hearing will be conducted pursuant to the provisions of the Governor's Executive Orders N-25-20 (https://www.gov.ca.gov/wp-content/uploads/2020/03/3.12.20-EO-N-25-20-COVID-19.pdf) and N-29-20 (https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf). Please note that depending on the COVID-19 circumstances in the following weeks, an amended notice may be issued on the change from a virtual meeting to a regular meeting at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes. The Planning Commission will consider the following proposed project:

HEIGHT VARIATION, MAJOR GRADING PERMIT, VARIANCE, MINOR EXCEPTION PERMIT & SITE PLAN REVIEW (CASE NO. PLHV2018-0003) — A request to allow the following improvements:

- Demolition of an existing 534ft<sup>2</sup> detached guest room and a 204ft<sup>2</sup> storage shed;
- Construction of a new 5,344ft<sup>2</sup> (garage included) two-story residence with a 333ft<sup>2</sup> basement:
- The overall height of the proposed residence will be 26', as measured from the lowest finished grade adjacent to the structure (elev. 990.5') to the highest roof ridgeline (elev. 1016.5');
- Increase overall lot coverage to 47.4% through a Minor Exception Permit;
- Conversion of an existing 1,296ft<sup>2</sup> detached game room to an accessory dwelling unit with a reduction in the southerly side yard setback from 10' to 7'9" through a Variance;
- The overall height of the proposed accessory dwelling unit will be 24.74', as measured from the lowest finished grade adjacent to the structure (elev. 972.76') to the highest ridgeline (elev. 997.5');
- Construction of new retaining and combination walls that range in height from 3' to 11
  1/2' in support of the proposed improvements through a Minor Exception Permit;
- Construction of ancillary site improvements, which include a 709ft<sup>2</sup> rear balcony with fire pit, 315ft<sup>2</sup> rear covered deck and mechanical equipment; and
- Conduct 538yd³ (301yd³ cut and 237yd³ fill with 64 yd³ of export) of associated on-site grading.

LOCATION:

**3015 CREST ROAD** 

APPLICANT/

LANDOWNER: YING MOU AND CHUNXIAO ZHANG

This project is categorically exempt pursuant to California Environmental Quality Act, Article 19, Section 15303 (New Construction).

The Height Variation procedure is for the construction of a new residence and conversion of a

game room to an accessory dwelling unit, which will be taller than 16', but not to exceed the maximum height of 26' feet when measured as defined in §17.020.040 of the Rancho Palos Verdes Municipal Code (RPVMC) (as amended by Proposition M). The City's primary concerns in reviewing a Height Variation are the impact of the structure on the views from neighboring properties and from public areas, its cumulative impact on the affected properties, compatibility of the proposed structure with existing surrounding structures, and privacy impacts (see RPVMC Section 17.02.040). RPVMC Section 17.02.030.B requires a finding of "Neighborhood Compatibility" for the proposed structure. In making such a finding, the City will review the proposed project relative to the following criteria for the immediate neighborhood: 1) scale of surrounding residences; 2) architectural style and materials; and 3) front, side, and rear yard setbacks. Additionally, RPVMC Section 17.02.030.D(4)(a) requires a privacy finding for the proposed rear balcony.

The reason you are receiving this notice is because your property is located within 500' of the proposed project. A temporary frame structure (silhouette) has been constructed on the project site outlining the height and bulk of the proposed project. This frame will be in place throughout the duration of the public comment period to better assist you and the City in assessing any potential project impacts.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing via e-mail to Associate Planner, Robert Nemeth, at <a href="RNEMETH@RPVCA.GOV">RNEMETH@RPVCA.GOV</a> by noon, Tuesday, July 7,, 2020. By doing so, you will ensure that your comments are included in the Staff Report. Written comments submitted after Tuesday, July 7, 2020 will be given to the Planning Commission on the night of the meeting. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record. In addition, this virtual City meeting will be televised and can be accessed through the City's website.

If you would like the opportunity to review application materials, the information is on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and is available for review from 7:30 a.m. to 5:30 p.m. Monday through Thursday, and from 7:30 a.m. to 4:30 p.m. Friday. In light of COVID-19 response measures from the Governor of the State of California and the Los Angeles County Public Health Department, and in the interest of the health and well-being of residents and City employees, City Hall is limiting counter hours and walk-ins by appointment only. Staff is also able to provide electronic files upon request. The final staff report will be available on the City's website, <a href="http://www.rpvca.gov">http://www.rpvca.gov</a>, on Thursday, July 9, 2020, under Planning Commission Agenda. If you have any questions regarding this application, please contact Robert Nemeth at (310) 544-5285 or via email at RNEMETH@RPVCA.GOV.

Terry Rodrigue,

PP Robert Nevolh

Interim Director of Community Development

NOTE: <u>STATEGOVERNMENTCODESECTION65009 NOTICE:</u> If you challenge this application in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, JUNE 11, 2020.